



REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: NOVEMBER 3, 2003

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: COUNCILMAN WEEKLY and COUNCILWOMAN MONCRIEF

Also Present: DEPUTY CITY MANAGER STEVEN HOUCHENS, DEPUTY CITY ATTORNEY TERI PONTICELLO, REAL ESTATE AND ASSET MANAGEMENT DIVISION MANAGER DAVID ROARK, CITY CLERK BARBARA JO RONEMUS and DEPUTY CITY CLERK ANGELA CROLLI

ANNOUNCEMENT MADE – Meeting noticed and posted at the following locations:

Court Clerk's Bulletin Board, City Hall

City Hall Plaza, Posting Board

Las Vegas Library, 833 Las Vegas Boulevard North

Senior Citizens Center, 450 E. Bonanza Road

Clark County Government Center, 500 S. Grand Central Pkwy

(3:06)

1-1

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: NOVEMBER 3, 2003

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding an Easement and Rights-of-Way between the City of Las Vegas and Southwest Desert Equities, LLC, for Ingress and Egress Purposes over land located at Hualapai Way and Alexander Road, a portion of APN 138-07-103-001 - Ward 4 (Brown)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

Southwest Desert Equities owns the land west of the city owned parcel. In order for them to have access to the Hualapai/Alexander roadway alignment it is necessary for them to cross the City's land. They will construct ingress and egress easements along with landscaping, paving, fencing and irrigation for the site. They will also be responsible for maintenance of the site consisting of approximately 895 square feet.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Easement and Rights-of-Way

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 1 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF NOVEMBER 3, 2003

Public Works

Item 1 – Discussion and possible action regarding an Easement and Rights-of-Way between the City of Las Vegas and Southwest Desert Equities, LLC, for Ingress and Egress Purposes over land located at Hualapai Way and Alexander Road, a portion of APN 138-07-103-001

MINUTES – Continued:

DAVID ROARK, Manager, Real Estate and Asset Management Division, explained that Southwest Desert Equities owns a remnant parcel by the Alexander Road and Hualapai Way realignment that the City does not wish to maintain. They will construct ingress and egress easements and will be responsible for maintaining the approximate 900 square foot site. He recommended approval.

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:06 – 3:07)

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: NOVEMBER 3, 2003**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding an Easement and Rights-of-Way between the City of Las Vegas and SDMI Northwest, LLC, for Ingress and Egress Purposes over land located near Peak Drive next to the Las Vegas Technology Center, APN 138-15-302-001 - Ward 4 (Brown)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

The City leases this land from the Bureau of Land Management. In May of 1994, the City was granted an amendment to our original lease with the Bureau of Land Management to allow for ingress and egress across this land since it is separated from the rest of the parcel by Peak Drive. SDMI Northwest, LLC has purchased property adjacent to this leased land. SDMI will construct ingress and egress easements along with paving of a parking lot, landscaping, and utilities for the site.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. Easement and Rights-of-Way
2. Site Map

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 2 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF NOVEMBER 3, 2003

Public Works

Item 2 – Discussion and possible action regarding an Easement and Rights-of Way between the City of Las Vegas and SDMMI Northwest, LLC, for Ingress and Egress Purposes over land located near Peak Drive next to the Las Vegas Technology Center, APN 138-15-302-001

MINUTES – Continued:

DAVID ROARK, Manager, Real Estate and Asset Management Division, stated that the easement is for ingress and egress for land that the City sold within the Las Vegas Technology Center. The easement will provide access to the building that is currently being constructed. The Tech Park borders on BLM land that the City currently has leased. He recommended approval.

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:07 – 3:08)

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: NOVEMBER 3, 2003

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action authorizing staff to enter into negotiations with the Clark County School District for approximately 5 acres of land located at Bradley Road and El Campo Grande Avenue, APN 125-25-302-001 - Ward 6 (Mack)

Fiscal Impact

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No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

The City would like to enter into an agreement with the Clark County School District which would allow the City to build a park on the vacant land remaining after the construction of Kay Carl Elementary.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Site Map

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 3 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, indicated that approximately five acres of property remain after the construction of Kay Carl Elementary. The City would like to enter into an agreement with the Clark County School District to build a park on that remnant parcel of land. He recommended approval.

REAL ESTATE COMMITTEE MEETING OF NOVEMBER 3, 2003

Public Works

Item 3 – Discussion and possible authorizing staff to enter into negotiations with the Clark County School District for approximately 5 acres of land located at Bradley Road and El Campo Grande Avenue, APN 125-25-302-001

MINUTES – Continued:

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:08 – 3:10)

1-73

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: NOVEMBER 3, 2003

DEPARTMENT: NEIGHBORHOOD SERVICES

DIRECTOR: SHARON SEGERBLOM

☐

CONSENT

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DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding a Lease Agreement between the City of Las Vegas and World Class West Painted Surfaces located at 1951 Stella Lake Street, commonly known as the Las Vegas Business Center (\$31,536 revenue/36 months-Las Vegas Business Center Operations Fund) - Ward 5 (Weekly)

Fiscal Impact

☐

No Impact

☒

Budget Funds Available

☐

Augmentation Required

Amount: \$31,536/36 months (revenue)

Dept./Division: Neigh. Svcs./Neigh. Devel.

Funding Source: Las Vegas Business Center Operations Fund

PURPOSE/BACKGROUND:

World Class West Painted Surfaces provides commercial painting and interior design services. World Class West Painted Surfaces' lease term is three years with three one-year options for renewal.

RECOMMENDATION:

Staff recommends approval of the Lease Agreement between the City of Las Vegas and World Class West Painted Surfaces at the Las Vegas Business Center.

BACKUP DOCUMENTATION:

Lease Agreement

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 4 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

SUE PRESCOTT, Neighborhood Development Supervisor, Neighborhood Services Department, explained that World Class West Painted Surfaces approached the City to lease a suite in the Las Vegas Business Center. They have met all criteria. She recommended approval.

REAL ESTATE COMMITTEE MEETING OF NOVEMBER 3, 2003

Public Works

Item 4 – Discussion and possible action regarding a Lease Agreement between the City of Las Vegas and World Class West Painted Surfaces located at 1951 Stella Lake Street, commonly known as the Las Vegas Business Center (\$31,536 revenue/36 months-Las Vegas Business Center Operations Fund

MINUTES – Continued:

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:10 – 3:11)

1-107

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: NOVEMBER 3, 2003**

DEPARTMENT: BUSINESS DEVELOPMENT**DIRECTOR: IAIN VASEY (ACTING)**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding the First Amendment to Lease Agreement with U.S. Bank National Association for retail space in the Stewart Avenue Garage located at 261 Las Vegas Boulevard North, APN 139-34-510-045 (\$14,897.03 - Parking Fund-Stewart Avenue Parking Garage) - Ward 5 (Weekly)

Fiscal Impact☐**No Impact****Amount:** \$14,897.03☒**Budget Funds Available****Dept./Division:** OBD/Economic Development☐**Augmentation Required****Funding Source:** Parking Fund-Stewart Avenue Parking Garage**PURPOSE/BACKGROUND:**

Council previously authorized the Mayor to execute the Lease Agreement dated May 7, 2003, with U.S. Bank National Association (U.S. Bank) to lease 795 SF of retail space located at the southwest corner of Las Vegas Blvd. and Stewart Ave. for a retail bank branch. Due to changes in the site plan for the U.S. Bank branch, U.S. Bank has requested to lease additional retail space up to 858 SF (from the original 795 SF) and the Common Area restrooms, storage and hallway are no longer needed. Accordingly, the First Amendment to Lease Agreement will increase the amount of retail space to be leased by U.S. Bank and will adjust the amount of Common Area, as well as, Common Area Maintenance charges.

RECOMMENDATION:

Approval to authorize the Mayor to execute the First Amendment to Lease Agreement with U.S. Bank National Association for retail space in the Stewart Avenue Garage and any related documents.

BACKUP DOCUMENTATION:

1. Agenda memo
2. First Amendment to Lease Agreement
3. Lease Agreement dated May 7, 2003
4. Site Plan-Retail Space
5. Disclosure of Principals
6. Site Map

REAL ESTATE COMMITTEE MEETING OF NOVEMBER 3, 2003

Public Works

Item 5 – Discussion and possible action regarding the First Amendment to Lease Agreement with U.S. Bank National Association for retail space in the Stewart Avenue Garage located at 261 Las Vegas Boulevard North, APN 139-34-510-045 (\$14,897.03 – Parking Fund-Stewart Avenue Parking Garage)

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 5 be forwarded to the Full Council with a “DO PASS” recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

IAIN VASEY, Acting Director, Office of Business Development, stated that the request is to increase the square footage from 795 square feet to 858 square feet. Some of the common areas, such as restrooms and storage, are no longer needed, but it will not impact the terms of the lease. U.S. Bank will still pay the rate of \$2.25 per square foot. MR. VASEY recommended approval.

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:11 – 3:12)

1-134

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: NOVEMBER 3, 2003**

DEPARTMENT: BUSINESS DEVELOPMENT**DIRECTOR: IAIN VASEY (ACTING)**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding the Lease Agreement with Port of Subs, Inc. for retail space in the Stewart Avenue Garage located at 261 Las Vegas Boulevard North, APN 139-34-510-045) - Ward 5 (Weekly)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

The Office of Business Development solicited proposals for a limited restaurant-retail tenant to lease approximately 1,172 SF of retail space located at the southwest corner of Las Vegas Blvd. and Stewart Ave. In order to maximize the utilization of the available retail space, staff proposed to seek a limited restaurant (deli with coffee/expresso service) and a small bank branch (with ATM) as tenants for the retail space. A lease agreement with U.S. Bank National Association as the bank tenant for the retail space was previously approved by Council on May 7, 2003. The Lease Agreement with Port of Subs, Inc. will secure a limited restaurant tenant for the retail space and complete the leasing for the site.

RECOMMENDATION:

Authorization for the Mayor to execute the Lease Agreement with Port of Subs Inc. for retail space in the Stewart Avenue Garage and any related documents.

BACKUP DOCUMENTATION:

1. Agenda memo
2. Lease Agreement
3. Site Plan-Retail Space
4. Disclosure of Principals
5. Site Map

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 6 be forwarded to the Full Council with a "DO PASS" recommendation. **COUNCILMAN WEEKLY** concurred.

REAL ESTATE COMMITTEE MEETING OF NOVEMBER 3, 2003

Public Works

Item 6 – Discussion and possible action regarding the Lease Agreement with Port of Subs, Inc. for retail space in the Stewart Avenue Garage located at 261 Las Vegas Boulevard North, APN 139-34-510-045

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

IAIN VASEY, Acting Director, Office of Business Development, explained that a proposal was received from Port of Subs, Inc. to lease 1,172 square feet of retail space for five years with a five-year option, at \$2.25 per square foot. This will include \$250.00 per month for five reserved parking spaces in the garage. Port of Subs, Inc. will build a complete sandwich and coffee shop. There is a rent credit for 14 months to accommodate their extensive tenant improvements and build-out. MR. VASEY recommended approval.

AL GALLEG0 asked for the hours of operation and stated that a business of this type is needed in this area. JAN GILBERT, Senior Vice President of Real Estate for Port of Subs, Inc., replied that they anticipate being open from 7:00 a.m. to 5:00 p.m. The amount of business will dictate whether or not they will extend the hours of operation. It is anticipated that most of the business will occur between the hours of 11:00 a.m. to 3:00 p.m. on weekdays, 10:00 a.m. to 2:00 p.m. on Saturdays and be closed on Sundays and Holidays.

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:12 – 3:14)

1-170

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: NOVEMBER 3, 2003**

DEPARTMENT: BUSINESS DEVELOPMENT**DIRECTOR: IAIN VASEY (ACTING)**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding the Second Amendment to the Agreement and Memorandum of Understanding between the City and Las Vegas Technology Center Owners Association as they relate to the possible sale of the open space common areas (totaling approximately 7.42 acres) in the Las Vegas Technology Center, APNs 138-15-710-028 and 138-15-810-019) - Ward 4 (Brown)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

Council previously directed staff to proceed with the process of amending the Covenants, Conditions and Restrictions (CCRs) for the Las Vegas Technology Center (LVTC) to permit the sale of the open space common areas. Sale of the open space common areas will allow for additional commercial development and job creation. The Second Amendment to the Agreement between the City and Las Vegas Technology Center Owners Association (LVTCOA) will Amend the Agreement dated March 1, 1995, to change the Common Area and transfer of Common Area provisions to allow for the sale of the open space common areas. The Memorandum of Understanding (MOU) from the LVTCOA, requests the City's assistance in obtaining the necessary approvals from LVTC owners and lienholders to amend the CCRs to allow for the sale of open space common areas provided that sale revenues are applied as described in the MOU.

RECOMMENDATION:

Approve and authorize the Mayor to execute the Second Amendment to Agreement and Memorandum of Understanding.

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Site map
3. Second Amendment to Agreement
4. Memorandum of Understanding
5. Plan of proposed Traffic Improvements on Tenaya Way in the LVTC
6. Plan of proposed Park Improvements to Doc Romeo Park
7. Disclosure of Principals

REAL ESTATE COMMITTEE MEETING OF NOVEMBER 3, 2003

Public Works

Item 7 – Discussion and possible action regarding the Second Amendment to the Agreement and Memorandum of Understanding between the City of Las Vegas Technology Center Owners Association as they relate to the possible sale of the open space common areas (totaling approximately 7.42 acres) in the Las Vegas Technology Center, APNs 138-15-710-028 and 138-15-810-019)

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 7 be forwarded to the Full Council with a “DO PASS” recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

IAIN VASEY, Acting Director, Office of Business Development, indicated that this Second Amendment stems from the request from the Las Vegas Technology Center Owners Association (LVTCOA) to allow the sale of the open space. The Owners Association requires that an amendment to the CC&RS be signed by the property owners and first lien holders of not less than 70% of the total area. It is projected that the sale of the open space would generate \$3.3 million of revenues, which would be used for Tenaya Way improvements and improvements to Doc Romeo Park. Any excess funds will be divided equally with the City and the LVTCOA, with a maximum of \$200,000 for ongoing maintenance of the park. Any remaining funds remaining thereafter shall belong to the City of Las Vegas. MR. VASEY recommended approval.

LARRY CARROLL, President, Las Vegas Technology Center Owners Association, appeared in support, and thanked staff for their help.

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:14 – 3:16)

1-240

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: NOVEMBER 3, 2003

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: IAIN VASEY (ACTING)

☐

CONSENT

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DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding a Grant Deed from the City Parkway IV A, Inc. to the City of Las Vegas dedicating approximately 2,338 square feet for Right-of-Way for a right turn lane on Grand Central Parkway at "F" Street, APN 139-27-410-002 - Ward 5 (Weekly)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

RECOMMENDATION:

Staff recommends approval of the Grant Deed and authorization for Douglas A. Selby, as President of City Parkway IV A, Inc., to execute the document.

BACKUP DOCUMENTATION:

Grant Deed

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 8 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

IAIN VASEY, Acting Director, Office of Business Development, stated that this is part of the IRS Molasky Project. The City requires a right-turn lane into the site, which is owned by City Parkway, a subsidiary of the City of Las Vegas. He recommended approval.

No one appeared in opposition and there was no further discussion.

REAL ESTATE COMMITTEE MEETING OF NOVEMBER 3, 2003

Public Works

Item 8 – Discussion and possible action regarding a Grant Deed from the City Parkway IV A, Inc. to the City of Las Vegas dedicating approximately 2,338 square feet for Right-of-Way for a right turn lane on Grand Central Parkway at “F” Street, APN 139-27-410-002

MINUTES – Continued:

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:16 – 3:18)

1-310

REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: NOVEMBER 3, 2003

CITIZENS PARTICIPATION: ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A MATTER NOT LISTED ON THE AGENDA, PLEASE CLEARLY STATE YOUR NAME AND ADDRESS. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

MINUTES

None.

THE MEETING ADJOURNED AT 3:18 P.M.

Respectfully submitted:_____

ANGELA CROLLI, DEPUTY CITY CLERK
November 4, 2003